
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Property Address:	1733 1st Street NW	<input checked="" type="checkbox"/> Agenda
Landmark/District:	Bloomingtondale Historic District	<input type="checkbox"/> Consent Calendar
		<input type="checkbox"/> Denial Calendar
		<input type="checkbox"/> Concept Review
		<input checked="" type="checkbox"/> Permit Review
Meeting Date:	March 23, 2023	<input checked="" type="checkbox"/> Alteration
H.P.A. Number:	#23-218	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

Agent Sola Pyne seeks permit review, on behalf of owner 1733 1st LLC, for roof alterations and a third-floor addition on 1733 1st Street NW, a contributing rowhouse in the Bloomingtondale Historic District. Plans were prepared by Arkham Design LLC.¹

Property Description and Context

The house is part of a group of five rowhouses (1727 thru 1735 1st Street) which was built in 1902. Like all the other rowhouses on this block the house is a projecting bay rowhouse with turret roof and still has its front porch of brick balusters and limestone caps. The five houses of this group consist of a three-story main block and two-story rear wing. Except for this house, all the houses of the group have made rooftop additions to their third floor with varying results in terms of visibility from the street.

Proposal

The proposed work would alter the roof of the three-story main block of the house by raising it at the front into a mansard roof form that engages the middle of the turret. At the rear, the third floor would be extended about 28 feet onto the rear wing leaving room for a new deck at the end.

Evaluation

When Bloomingtondale was designated by the Board as a historic district in 2018, it concurrently adopted design guidelines for the district, including that roof top additions should not be visible from a street.² Although the permit drawings show a new mansard roof form that would approximate the visible roof top addition next door at 1735, the adjacent addition was completed in 2013, five years before the establishment of the historic district. The historic preservation regulations, and the design guidelines adopted by the Board, now apply.

Fortunately, this group of houses also contains examples of roof top additions that comply with the Board's guideline for non-visibility. The houses at 1731 and 1729 have both increased the height of their third floors, but have sufficiently set back the additions so they do not engage the

¹ Permit application B2300577 includes additional minor alterations at the front basement entrance that would not demolish contributing features and are approvable at the staff level under the delegated authority of DCMR 10C, 320.1. These alterations are not addressed in this staff report.

² "Rooftop additions and roof decks are permitted if they are set back sufficiently to the rear portion of the roof so that they are not visible atop a primary building elevation from street view," *Bloomingtondale Historic District Design Guidelines*, Section 7.3, 2020.

turret, and more fundamentally, are not visible from the street. The non-visible rooftop additions are the ones which 1733 should emulate.

Recommendation

HPO recommends that the Review Board find that issuance of the permit to alter the roof height at 1733 1st Street NW in a manner that is visible from the street is not consistent with the preservation act, and advise the applicant that a revised application for a third floor addition that is not visible from 1st Street or Randolph Place could be approved as compatible with the character of the historic district.

Staff contact: Brendan Meyer